



Luann G. Welmer, Clerk-Treasurer

**CITY COUNCIL MEETING
CITY HALL
WEDNESDAY, NOVEMBER 4, 2015
6:00 O'CLOCK P.M.**

I. Meeting Called to Order

- A. Opening Prayer
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

II. Unfinished Business Requiring Council Action

- A. Second Reading of an Ordinance entitled "ORDINANCE NO. ____, 2015 AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, TO AMEND CHAPTER 2.94 OF THE COLUMBUS CITY CODE, CITY GARAGE DEPARTMENT." Jeff Logston

III. New Business Requiring Council Action

- A. First Reading of an Ordinance entitled "ORDINANCE NO. ____, 2015 AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM I-2 (INDUSTRIAL: GENERAL) TO CC (COMMERCIAL: COMMUNITY CENTER) TO RMc (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS)." (KELLER DEVELOPMENT REZONING) Jeff Bergman
- B. Reading of a Resolution entitled "RESOLUTION NO. ____, 2015 A RESOLUTION DECLARING A CERTAIN AREA WITHIN THE CITY OF COLUMBUS AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX ABATEMENT, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON (DAIEI, INC.)." Carl Malysz

IV. Other Business

- A. Discussion: Animal Care and Control Ordinance – classification of chickens
- B. Standing Committee and Liaison Reports
- C. The next regular meeting is scheduled for **Tuesday, November 17, 2015, 6:00 p.m. in City Hall.**
- D. Adjournment



MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman, AICP
on behalf of the Columbus Plan Commission

DATE: October 27, 2015

RE: RZ-15-08 (*Keller Development Rezoning*)

At its October 14, 2015 meeting, the Columbus Plan Commission reviewed the above referenced application and forwarded it to the City Council with a favorable recommendation by a vote of 8 in favor and 0 opposed.

As you are aware, Keller Development will be submitting an application to the State of Indiana for low-income housing tax credits for an apartment development at the northwest corner of 22nd Street and Central Avenue. This proposed rezoning is a component of that effort and is necessary to establish appropriate zoning on the property for the project. The 2.5 acre property is currently included in a combination of the I-2 (Industrial: General) and CC (Commercial: Community Center) zoning districts. The applicants propose changing both areas to RM (Residential: Multi-family).

One neighboring property owner spoke at the Plan Commission public hearing on this requested rezoning. He encouraged the construction of an attractive building at this location.

The Plan Commission's favorable recommendation included 5 commitments related to the compatibility of multi-family residential zoning with the existing infrastructure in the area and the design recommendations of the Comprehensive Plan's Central Avenue Corridor Plan Element. Those commitments are as follows:

- a) Both sides of Cottage Avenue (between 22nd Street and 23rd Street) shall be improved to include curb and gutter, a tree lawn with street trees, and sidewalk consistent with the specifications of the Columbus Thoroughfare Plan.
- b) 23rd Street and 22nd Street shall be improved on one side, along the subject property (from Central Avenue to the alley west of Cottage Avenue) to include a tree lawn, street trees and sidewalks consistent with the specifications of the Columbus Thoroughfare Plan.
- c) The building(s) shall be designed in accordance with the design principles detailed in the Central Avenue Corridor Plan under Section 4.3 Design Application. Compliance with this commitment shall be subject to the review and approval of the Planning Department; and any Planning Department determination of non-compliance may be appealed to the Plan Commission.
- d) The development shall provide a direct pedestrian connection from the Central Avenue frontage sidewalk to the main building entrance(s).
- e) Any accessory uses, structures or other facilities (such as gazebos, pet areas, gardens, etc.) located along and/or visible from Central Avenue shall be located and screened so as to minimize their visibility and negative aesthetic impact on the Central Avenue front yard.

The following items of information are attached to this memo for your consideration:

1. the proposed ordinance approving the rezoning,
2. the resolution certifying the action of the Plan Commission,
3. a copy of the staff report prepared for the Plan Commission hearing,
4. a location map, and
5. supporting material provided by the applicant.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: _____, 2015

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY
FROM "I-2" (INDUSTRIAL: GENERAL) and "CC" (COMMERCIAL: COMMUNITY CENTER)
TO "RMc" (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS)**

**To be known as the: Keller Development Rezoning
Plan Commission Case No.: RZ-15-08**

WHEREAS, this rezoning was requested by Keller Development and includes the consent of all owners of the subject property; and

WHEREAS, the Columbus Plan Commission did, on October 14, 2015, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Official Zoning Map

The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from "I-2" (Industrial: General) and "CC" (Commercial: Community Center) to "RMc" (Residential Multi-family with commitments):

Block "G" in William M. Graves' Third Addition to the City of Columbus as per plat thereof, recorded in Plat Book C, page 22 in the Office of The Recorder of Bartholomew County, including the former railroad right-of-way contiguous to said Block "G", EXCEPTING THEREFROM, the following described real estate conveyed to the City of Columbus:

Commencing at the northeast corner of the Southwest Quarter of Section 18, Township 9 North, Range 6 East, marked by an existing Bartholomew County Surveyor's Standard Monument; thence South 1 degree 05 minutes 03 seconds East (bearings based on Project M-G105 City of Columbus), along the east line of said quarter section, 477.90 feet to the point of beginning of this description; thence South 1 degree 05 minutes 03 seconds East, along said east line, 327.36 feet; thence South 22 degrees 19 minutes 41 seconds West 113.25 feet; thence North 1 degree 05 minutes 03 seconds West 49.62 feet; thence North 0 degrees 05 minutes 38 seconds West 289.33 feet; thence North 22 degrees 19 minutes 41 seconds East 100.67 feet to the point of beginning and containing 14,031 square feet, more or less.

SECTION 2: Commitment(s)

The use and development of the subject property shall be subject to the following commitments:

- 1) Both sides of Cottage Avenue (between 22nd Street and 23rd Street) shall be improved to include curb and gutter, a tree lawn with street trees, and sidewalk consistent with the specifications of the Columbus Thoroughfare Plan.
- 2) 23rd Street and 22nd Street shall be improved on one side, along the subject property (from Central Avenue to the alley west of Cottage Avenue) to include a tree lawn, street trees and sidewalks consistent with the specifications of the Columbus Thoroughfare Plan.

- 3) The building(s) shall be designed in accordance with the design principles detailed in the Central Avenue Corridor Plan under Section 4.3 Design Application. Compliance with this commitment shall be subject to the review and approval of the Planning Department; and any Planning Department determination of non-compliance may be appealed to the Plan Commission.
- 4) The development shall provide a direct pedestrian connection from the Central Avenue frontage sidewalk to the main building entrance(s).
- 5) Any accessory uses, structures or other facilities (such as gazebos, pet areas, gardens, etc.) located along and/or visible from Central Avenue shall be located and screened so as to minimize their visibility and negative aesthetic impact on the Central Avenue front yard.

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

This ordinance shall be effective upon and after the date and time of its adoption, as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2015 at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2015 at _____ o'clock _____.m.

Kristen S. Brown
Mayor of the City of Columbus, Indiana

RESOLUTION: RZ-15-08

of the City of Columbus, Indiana Plan Commission

regarding
Case number RZ-15-08
(Keller Development Rezoning),
a proposal to rezone +/-2.5 acres from
I-2 (Industrial: General) and CC (Commercial: Community Center)
to RM (Residential: Multi-family)

WHEREAS, the Plan Commission has received the application referenced above from Keller Development, Inc.; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the rezoning request, which meets the requirements of IC 36-7-4-602(c); and

WHEREAS, the Plan Commission did, on October 14, 2015, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

WHEREAS, the Plan Commission did pay reasonable regard to the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The rezoning of the property subject to the application (approximately 2.5 acres in the city block bounded by 22nd Street, 23rd Street, Central Avenue, and Cottage Avenue) is forwarded to the Common Council with a favorable recommendation. That recommendation includes the following commitments:
 - a) Both sides of Cottage Avenue (between 22nd Street and 23rd Street) shall be improved to include curb and gutter, a tree lawn with street trees, and sidewalk consistent with the specifications of the Columbus Thoroughfare Plan.
 - b) 23rd Street and 22nd Street shall be improved on one side, along the subject property (from Central Avenue to the alley west of Cottage Avenue) to include a tree lawn, street trees and sidewalks consistent with the specifications of the Columbus Thoroughfare Plan.
 - c) The building(s) shall be designed in accordance with the design principles detailed in the Central Avenue Corridor Plan under Section 4.3 Design Application. Compliance with this commitment shall be subject to the review and approval of the Planning Department; and any Planning Department determination of non-compliance may be appealed to the Plan Commission.
 - d) The development shall provide a direct pedestrian connection from the Central Avenue frontage sidewalk to the main building entrance(s).
 - e) Any accessory uses, structures or other facilities (such as gazebos, pet areas, gardens, etc.) located along and/or visible from Central Avenue shall be located and screened so as to minimize their visibility and negative aesthetic impact on the Central Avenue front yard.

- 2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by IC 36-7-4-605.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 14th DAY OF OCTOBER 2015 BY A VOTE OF 8 IN FAVOR AND 0 OPPOSED.

Signed Copy on File in the Planning Department

Roger Lang, President

ATTEST:

Signed Copy on File in the Planning Department

David L. Fisher, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (October 14, 2015 Meeting)

Docket No. / Project Title: RZ-15-08 (Keller Development)
Staff: Melissa Begley
Applicant: Keller Development
Property Size: 2.49 Acres
Current Zoning: I-2 (Industrial: General) & CC (Commercial: Community)
Proposed Zoning: RM (Residential: Multi-Family)
Location: Northeast corner of 22nd Street and Cottage Avenue, in the City of Columbus

Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of rezoning a vacant industrial building and adjacent abandoned railroad right-of-way to residential multi-family for the construction of a new senior housing development.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: Is RM (Residential: Multi-Family) appropriate at this location?

Preliminary Staff Recommendation:

Favorable recommendation to the City Council with the following conditions:

1. Both sides of Cottage Avenue (between 22nd Street and 23rd Street) shall be improved to include curb and gutter, a tree lawn with street trees, and sidewalk consistent with the requirements of the Columbus Thoroughfare Plan.
2. 23rd Street and 22nd Street shall be improved on one side, along the subject property (from Central Avenue to the alley west of Cottage Avenue) to include a tree lawn, street trees and sidewalks consistent with the requirements of the Columbus Thoroughfare Plan.
3. The building(s) shall be designed in accordance with the design principles detailed in the Central Avenue Corridor Plan under 4.3 Design Application.
4. The development shall provide a direct pedestrian connection from the Central Avenue frontage sidewalk to the main building entrance(s).

Plan Commission Options:

In reviewing a request for rezoning the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the application to City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The Plan Commission may recommend that conditions or commitments be attached to the rezoning request. The City Council makes all final decisions regarding rezoning applications.

Decision Criteria:

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering a rezoning:

The Comprehensive Plan.

Preliminary Staff Comments: The Comprehensive Plan identifies the future land use of this property as residential. The Comprehensive Plan also encourages infill development which fits within the neighborhood context and states that a variety of housing types need to be provided within the City of Columbus. Further, the Central Avenue Corridor Plan identifies this site as a critical property and encourages new development which is pedestrian friendly and fits within an urban context.

The current conditions and the character of current structures and uses in each district.

Preliminary Staff Comments: The area is a mix of smaller scale commercial, small industrial properties and single-family residential. The area is urban in context with smaller lot sizes and higher density. Buildings are located closer to the street and the proposed rezoning will be compatible with the existing neighborhood.

The most desirable use for which the land in each district is adapted.

Preliminary Staff Comments: Multi-family residential is a desirable infill use for this area, as there are other residential areas within close proximity and is also in close proximity to a variety of service and retail uses. These properties were also included in the city's Infill Sites Profiles which stated that multi-family was one of the most suitable uses for the site. Appropriate access is provided by local streets that are connected to Central Avenue.

The conservation of property values throughout the jurisdiction of the City of Columbus.

Preliminary Staff Comments: The subject properties are located in close proximity to single family residential. New development which is designed to fit within an urban context and is pedestrian friendly within a walkable area can enhance the values of the surrounding neighborhood.

Responsible growth and development.

Preliminary Staff Comments: The subject properties were identified on the Columbus Infill Sites profile. With the close proximity to surrounding residential neighborhoods, commercial services and high volume streets, this area would be appropriate for multi-family residential. This site would utilize and upgrade existing utilities and infrastructure and would represent responsible growth and development.

Current Property Information:	
Land Use:	Formerly an industrial building that is currently vacant and an undeveloped railroad right-of-way and utility easement.
Site Features:	A vacant industrial building and high transmission utility lines.
Flood Hazards:	No flood hazards exist at this property.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	No special circumstances exist on this property.
Vehicle Access:	Central Avenue (Principle Arterial, Residential, Urban) 22 nd Street (Local, Residential, Urban) 23 rd Street (Local, Residential, Urban) Cottage Avenue (Local, Residential, Urban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	CC (Commercial: Community)	Small commercial strip center, small commercial businesses, Single-Family Residential
South:	CC (Commercial: Community) I-2 (Industrial: General) RE (Residential: Established)	Family Video Vacant industrial building and parking Single-family Residential
East:	CC (Commercial: Community)	Columbus Massage Center, Lancaster Hearing Aid Center, Central Professional Building
West:	I-2 (Industrial: General) CC (Commercial: Community) RS4 (Residential: Single-Family 4)	Parking lot Wayne's Auto, Bruce Otto Painting, Single Family Residential Single-Family Residential

Zoning District Summary (Existing / Proposed):

	Existing Zoning: I-2	Existing Zoning: CC	Proposed Zoning: RM
Zoning District Intent:	<p>This district is intended to provide locations for general production, assembly, warehousing, research and development facilities, and similar land uses. This district is intended to accommodate most modern industrial production facilities and should be considered as appropriate for most general industrial developments and uses.</p>	<p>This district is intended to establish appropriate locations for a variety of businesses providing a variety of goods and services to (1) community-wide consumers and (2) those who travel through or visit the area. This zoning district is not intended for use along traffic corridors, but should instead be applied at significant intersections along major transportation routes</p>	<p>This district is intended to provide areas for a variety of multi-family uses, such as two-family dwellings, apartment homes and complexes, and condominiums in areas with compatible infrastructure and services. Development in this zoning district should be served by sewer and water utilities. This district should be used in limited locations with highly developed infrastructure, immediate access to Arterial and Collector roads, and direct connections to public open space and convenience goods. This district may be used to provide a transition from regional commercial areas to moderate density single family residences. In jurisdiction of the City of Columbus this district is intended for use only within the City limits.</p>

Permitted Uses:	<ul style="list-style-type: none"> • Farm (General) • Communication Service Exchange • Sewage Treatment Plant • Utility Substation • Water Tower • Government Facility (Non-Office) • Parking Lot/Garage (as primary use) • Police, Fire, or 	<ul style="list-style-type: none"> • Communication service exchange • Utility substation • Water tower • Clinic • Community center • Day-care center (adult or child) • Funeral home • Government office • Police, fire or rescue 	<ul style="list-style-type: none"> • Multi-Family Dwellings • Two-Family Dwellings • Nursing Home / Assisted Living Facility • Retirement Facility • Nature Preserve / Conservation Area
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	<p>Rescue Station</p> <ul style="list-style-type: none"> • Nature Preserve / Conservation Area • Auto-Oriented Uses (medium scale) • Builder's Supply Store • Conference Center • Data Processing / Call Center • Contractor's Office / Workshop • Dry Cleaners (Commercial) • Food and Beverage Production • Light Industrial Assembly and Distribution • Light Industrial Processing and Distribution • Mini-Warehouse Self-Storage Facility • Research and Development Facility • Truck Freight Terminal • Warehouse and Distribution Facility 	<p>station</p> <ul style="list-style-type: none"> • Post office • Trade or business school • Worship facility • Nature preserve/conservation area • Park/playground • Auto-oriented uses (small scale) • Auto oriented uses (medium scale) • Auto-oriented uses (large scale) • Auto rental (includes truck, RV, etc.) • Builder's supply store • Equipment rental • Health spa • Hotel/motel • Instructional center • Liquor store • Office uses • Personal service uses • Recreational uses (small scale) • Recreational uses (medium scale) • Restaurant • Retail uses (small scale) • Retail uses (medium scale) • Retail uses (large scale) 	
Water and Sewer Service:	Required	Required	Required

Lot and/or Density Requirements:	Minimum Lot Area: 1 acre (43,560 Square Feet) Maximum Lot Coverage: 75%	Minimum Lot Area: 10,000 sq. ft. Maximum Lot Area: 10 acres Maximum Lot Coverage: 65%	Minimum Lot Area: Non-Residential Use: 5,000 sq. ft. Residential Use: 1,500 sq. ft. per dwelling unit (with a minimum of 6,000 square feet if fewer than 4 units) Maximum Lot Coverage: 25 Dwelling Units per Acre
Setbacks Required: Front setbacks are determined by the Thoroughfare Plan Classification of the adjacent street and are the same regardless of zoning.	Side Yard Setback: 20 feet Rear Yard Setback: 20 feet Front Yard Setback: Arterial Street: 50 feet Collector Street: 35 feet Local Street: 25 feet	Side Yard Setback: Primary Structure: 10 feet Accessory Structure: 10 feet Rear Yard Setback: Primary Structure: 10 feet Accessory Structure: 10 feet Front Yard Setback: Arterial Street: 10 feet* Collector Street: 10* feet Local Street: 10 feet* *25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures.	Side Yard Setback: Two-Family Structure: 5 feet Multi-Family Structure: 10 feet Non-Residential Structure: 10 feet Accessory Structure: 5 feet Rear Yard Setback: Primary Structure: 10 feet Non-Residential Structure: 10 feet Accessory Structure: 5 feet Front Yard Setback: Arterial Street: 10 feet* Local Street: 10 feet* *25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures.
Height Restrictions:	Primary Structure: 50 feet Accessory Structure: 40 feet	Primary Structure: 40 feet Accessory Structure: 25 feet	Primary Structure: 50 feet Accessory Structure: 25 feet

Floor Area Requirements:	NA	Minimum Living Area per Dwelling: Secondary: 500 square feet Multi-family: 500 square feet Minimum Ground Floor Living Area: Not applicable	Minimum Living Area per Dwelling: Two-Family: 1,000 sq. ft. Multi-Family: 500 sq. ft.
Signs:	Wall Signs: 2 wall signs are permitted for each public street frontage. The maximum total area for all wall signs cannot exceed 15% of the area of the front walls, or 350 square feet, whichever is less. Freestanding Signs: 1 freestanding sign is permitted for each public street frontage. The maximum allowed area for each sign is 75 square feet, and the maximum allowed height is 10 feet.	Wall Signs: 3 wall signs are permitted for each public street frontage. The maximum total area for all wall signs cannot exceed 15% of the area of the front walls, or 350 square feet, whichever is less. Freestanding Signs: 1 freestanding sign is permitted for each public street frontage. The maximum allowed area for each sign is 100 square feet, and the maximum allowed height is 20 feet.	Wall Signs: Not Permitted Freestanding Signs: Freestanding sign are not permitted for multi-family residential developments. Instead, these developments are permitted to install two Development Entry Signs per public street access point. Each Development Entry Sign can have a maximum area of 32 square feet and a maximum overall height of 6 feet.

Interdepartmental Review:	
City Engineering:	1. With this project will Cottage Ave. be brought up to current city standards (Curb & Gutter, widened if required)? 2. The developer may have problems with storm water discharge, the only storm sewer in the area is along Central Ave. There is no storm sewer present along 22 nd , 23 rd , or Cottage.
City Utilities:	No comments received.
Code Enforcement:	Code Enforcement does not have any concerns with this property being rezoned.
City Fire Department:	Columbus Fire Department does not have any issues with this request.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as Residential.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY A-1-1:** Encourage mixing of housing prices in all geographic areas of the city.
2. **POLICY A-2-1:** Strive to eliminate blighted areas.
3. **POLICY A-2-9:** Preserve and enhance the character of neighborhoods.
4. **POLICY A-2-11:** Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis.
5. **POLICY A-4-2:** Encourage infill development, and/or use of vacant parcels for projects such as parks or other amenities which complement the neighborhoods in which they are located.
6. **POLICY D-1-1:** Promote orderly housing expansion in locations where the city's infrastructure and services have the capacity to accommodate the growth.
7. **GOAL D-2:** Encourage development of sufficient supply of diverse housing types, sizes, and price ranges in the community.
8. **GOAL D-3:** Provide high-quality residential neighborhood environments.
9. **POLICY D-3-1:** Encourage projects which improve and revitalize neighborhoods.

This property is located in the Columbus Central Neighborhoods character area. The following Planning Principle(s) apply to this application: Infill development that compliments existing neighborhoods should be encouraged.

This property is also located in the area of the Central Avenue Corridor Plan. The Future Land Use Recommendations Map indicates the future use of this property as Commercial or Mixed Use.

The Central Avenue Corridor Plan provides the following applicable goals and action steps:

1. **ACTION STEP 1b:** Utilize all new developments and redevelopments as opportunities to demonstrate preferred uses, building design, and site configurations that include an emphasis on pedestrian-friendliness, aesthetics, and all modes of transportation.
2. **GOAL 2:** Preserve and enhance the character and quality of development in residential blocks.
3. **ACTION STEP 2a:** Reinforce stable residential neighborhoods by expanding housing options to include single-family attached and multi-family units at key locations and critical properties.
4. **GOAL 4:** Encourage redevelopment, infill, and reconfiguration of vacant parcels.
1. **ACTION STEP 4a:** Utilize all new developments and redevelopments as opportunities to provide an example of preferred uses, building design, and site configurations that include an emphasis on pedestrian-friendliness, aesthetics, and all modes of transportation.
5. **ACTION STEP 4b:** Utilize identified key sites, or critical properties, to create a new standard for desired development and building/site design along the corridor and encourage subsequent developments and redevelopments to include similar design components to improve the overall Central Avenue aesthetic.
6. **ACTION STEP 4c:** Promote the assembly of small parcels and non-residential areas along Central Avenue to allow for commercial, office, mixed-use, and multi-family residential developments.
7. **GOAL 5:** Establish a higher standard of design for infill and redevelopment to enhance Central Avenue's visual character.
8. **ACTION STEP 5b:** Encourage architectural design of new structures that is consistent with existing structures, neighborhood context, regulations, and design guidelines.
9. **ACTION STEP 5c:** Promote the creation of small, outdoor spaces as part of new infill development and redevelopment projects.
10. **ACTION STEP 5d:** Promote the attractive "street wall" in all new infill development and redevelopments by encouraging buildings to be located near the street with primary entries oriented both to the street and to parking at the sides or rear of the building.

The subject properties are also identified as a "critical property" because of their prominence along the corridor as opportunities for development and their ability to create meaningful connections between Central Avenue and adjacent uses. The following analysis and graphic is provided:

The property southeast of the 25th Street and Central Avenue intersection is currently undeveloped. Adjacent properties are vacant industrial buildings and associated surface parking. This intersection of 25th Street and Central Avenue is prominent and commercial redevelopment is likely. Commercial or mixed-use development is proposed at this location due to its close proximity to existing commercial areas. This site's unique and significant development constraint is the primary utility line and easement that creates small and unconventionally shaped parcels. Given the presence of the utility line easement, the potential redevelopment plan accommodates parking and new structures without the need for relocating the overhead lines. Other developments in the area have accommodated this utility line in creative ways. These existing scenarios guided the development of this proposed plan. The graphic shows



a narrower utility line easement with infrastructure confined within the limits of the easement. All parking and building footprints are located outside of the easement limits. The angular line of the easement creates the potential for interesting building configurations and styles which adds to the prominence of the development of this intersection. In order to reduce traffic congestion near the 25th Street and Central Avenue intersection, the graphic shows no additional curb cuts and, instead, illustrates that vehicular access to future development can occur by way of side streets and alleys. Additional roadway modifications allow for wider sidewalks and tree lawns to buffer pedestrians from moving vehicles.

The Central Avenue Corridor Plan also includes design principles which try to enhance the design and aesthetics of new development along the corridor. The following design principles apply:

1. **SITE LEVEL 1:** Buildings should be located near the sidewalk to create a defined street edge. Residential uses may be set back further to ensure privacy and security.
2. **SITE LEVEL 2:** Buildings should be oriented toward the street frontage and particularly along Central Avenue on corner properties.
3. **SITE LEVEL 3:** Parking areas should be located to the rear or side of primary buildings.
4. **SITE LEVEL 4:** Areas of vast amounts of parking should be screened from street view with landscape treatments.
5. **BUILDING LEVEL 1:** Building entries should be oriented to both the street and parking areas to the rear or side of the building.
6. **BUILDING LEVEL 2:** Long, blank building walls should be avoided. Windows and doors should be used to articulate large facades. Building wall projections and recesses can add architectural interest and variety.
7. **BUILDING LEVEL 3:** Building heights should reflect the scale of adjacent uses.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant's request involves three parcels. The first is a 1.7 acre parcel consisting of a vacant industrial building (1804 22nd Street). The applicant is seeking to rezone this property from I-2 (Industrial: General) to RM (Residential: Multi-Family). The second property is a .78 acre undeveloped property adjacent to Central Avenue that was formerly railroad right-of-way and is currently zoned CC (Commercial: Community). The applicant is requesting this property be rezoned to RM (Residential: Multi-Family). These two properties will be combined for a proposed multi-family development. The 3rd parcel, located across Cottage Avenue, is not involved in the rezoning request but will be included in the proposed project as a parking lot for the multi-family apartments.
2. The subject property has frontage on 4 streets: Central Avenue, Cottage Avenue, 22nd Street and 23rd Street. The applicant has indicated that access to the site will be provided on 22nd Street. Direct access onto Central Avenue would not be desirable due to the high volume of traffic. Additionally, the property does not have enough frontage on Central Avenue to meet the 400 foot driveway separation requirement.
3. According to the Thoroughfare plan, 22nd Street, 23rd Street and Cottage Avenue are all classified as Local, Residential, Urban Streets. The following table compares the current road conditions along the subject property's frontage to the standards of the Thoroughfare Plan:

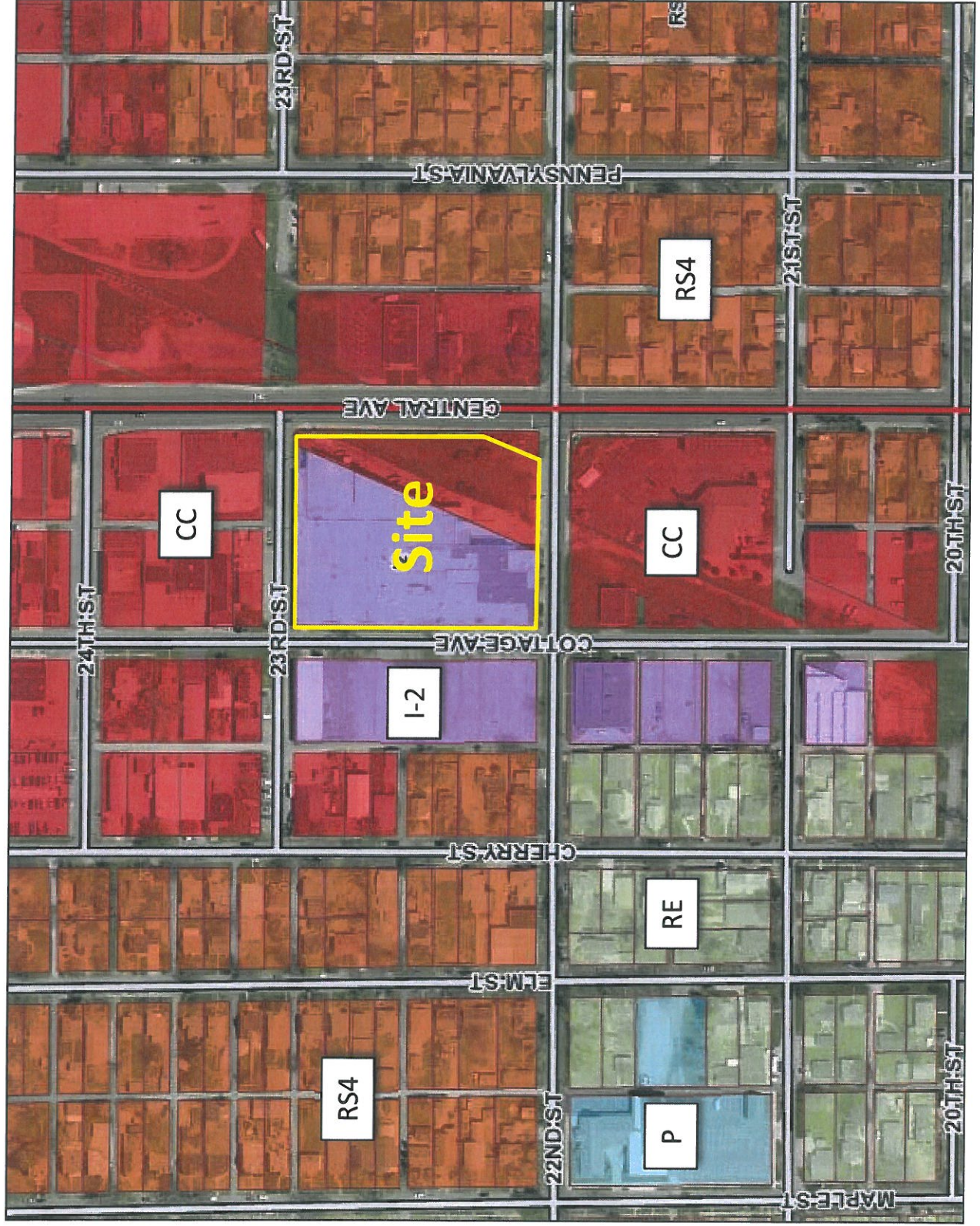
	Current Conditions (Cottage Ave)	Current Conditions (22 nd Street & 23 rd Street)	Thoroughfare Plan Standards for a Local, Residential, Urban Street
Minimum ROW Width:	50 feet	50 feet	50 feet
Travel Lane Width:	13 feet	13 feet	8.5 Feet
On-Street Parking:	None	None	4 feet (both sides)
Curb & Gutter:	None	Some curbing	Required
Minimum Sidewalk Width:	4 feet (where present)	4 feet (where present)	5 feet
Minimum Tree Lawn:	None	None	5 feet
Street Trees:	None	None	Required

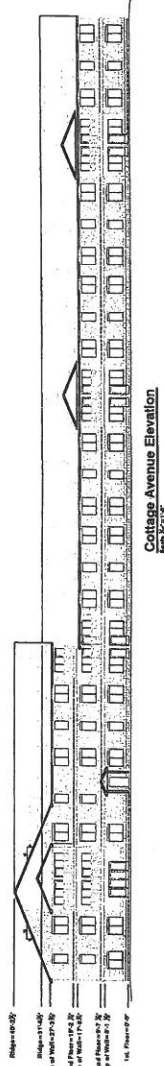
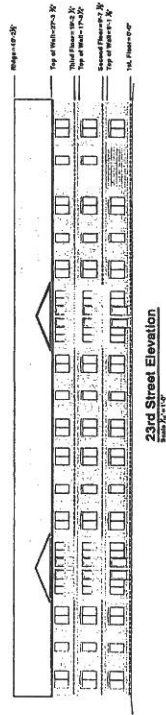
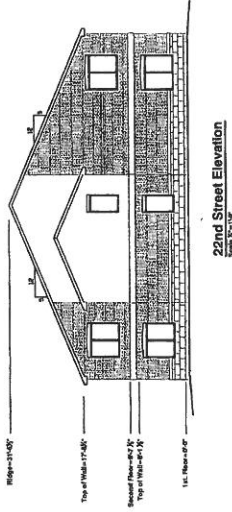
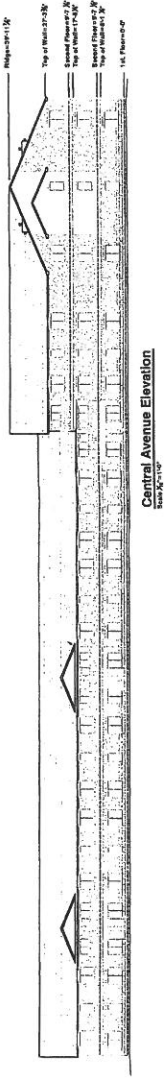
Based on the above table, the current travel lane width of all three streets is sufficient, however, these roads lack the additional design elements such as curb and gutter, street trees and sidewalks.

4. The subject property represents one of the several remnant industrial parcels that were located along an old railroad line. The rail line no longer exists and these industrial properties have recently been transitioning to more residential uses, such as the new Central Park Apartments and the Gateway Apartments located on a portion of the former Golden Castings Foundry property located south of this site. The vacated railroad right-of-way angles across the subject property. In addition, there are existing powerlines that cross the property parallel to the old railroad bed. The presence of the powerlines will create a challenge to the development of this site and impact the layout of buildings.
5. Per Zoning Ordinance Section 3.14(C), a maximum of 62 dwelling units would be permitted on the 2.49 acre property if rezoned to the RM (Residential: Multi-Family) zoning district. The applicant is proposing 51 units for this project.
6. There are many amenities nearby the subject property. The subject site will have frontage on Central Avenue and is 2 blocks south of 25th Street where there is an abundance of goods and services within a ¼ mile walking radius, including restaurants, banking, and retail. The #2 bus route passes by the subject property along Cottage and 22nd Street, providing excellent transit access to the site. The closest public park to the subject property is Lincoln Park, approximately ¼ of a mile away and Donner Park is located ½ a mile away.
7. Sidewalks are present in the area, but there are also many gaps in the network. The most direct link to Lincoln Park is along 22nd Street across Central Avenue. The most direct route to Donner Park, is also along 22nd Street but sidewalks are mostly absent along this route. The most direct pedestrian route to the shopping areas to the north is along Central Avenue where sidewalks are present; however the sidewalks along Cottage and Cherry Streets are sporadic.

8. This project represents infill development. Infill development is beneficial to the community because it makes use of vacant or underutilized lots within the center city, strengthens the real estate market and property values in the area, and utilizes existing infrastructure. Additionally, these properties have been identified in the Planning Department's Infill Site Profiles as having one of the most suitable land uses being multi-family residential.
9. The subject property is located adjacent to an urban neighborhood that is characterized by a more traditional neighborhood design that has higher density and smaller lot sizes. Urban areas reflect a stronger presence of pedestrian traffic. An urban layout for this site would provide safer and convenient access to buildings for pedestrians, as well as fit in to the context of an urban neighborhood.

Property Location & Surrounding Zoning







Daiei, Inc.
3620 Commerce Street
Columbus, IN 47201

October 16, 2015

The Honorable Kristen S. Brown
Office of the Mayor
123 Washington Street
Columbus, IN 47201

RE: Tax Abatement for Personal Property to be installed at:
810 Depot Street
Columbus, IN 47201

Dear Mayor Brown:

Daiei, Inc., is a wholly-owned subsidiary of Daiei Giken Kogyo Co., Ltd., located in Japan. The company is a component manufacturer serving the material handling equipment industry and is a Tier 1 supplier to Toyota Industries in both Japan and the U.S. The company seeks to establish its first U.S. base of operations in Columbus, Indiana. The company plans to invest [REDACTED] in new manufacturing equipment to be installed in leased property at 810 Depot Street, with an additional [REDACTED] in building improvements at that location. The company will also establish its U.S. headquarters at nearby 3620 Commerce Drive, with additional improvements to be made at that facility. With this investment in equipment and necessary building improvements, Daiei, Inc. plans to hire five persons initially and up to five more by the end of 2017, for a total of 10 employees earning on average [REDACTED]. The company is seeking a 10-year personal property tax abatement on its equipment investment and is not pursuing an abatement on its real estate improvements.

If not previously designated as such, we are requesting designation of our property located at 810 Depot Street and 3620 Commerce Drive as an economic revitalization area. With the ERA designation in place, we are requesting a ten-year tax abatement on the installation of new manufacturing equipment.

Attached hereto are the following: (1) Application for Tax Abatement, (2) Agreement of Cooperation, and (3) Statement of Benefits (SB-1) form.

We request that you place this item on Council Agenda at the earliest convenient date. If you have any questions, please call James Anderson Kaparakis at (812) 603-5160.

Sincerely,



James Anderson Kaparakis
Production Department Director

Encs.

cc: Mr. Carl Malysz, Director of Community Development
Mr. Jeff Logston, City Attorney
Mr. Jason Hester, Executive Director, Columbus Economic Development Board

CITY OF COLUMBUS, INDIANA
APPLICATION FOR TAX ABATEMENT
Within a Previously Designated Economic Revitalization Area

1. Name of titled landowner.

Daiei, Inc. (personal property owner)
Gordon James R & Miriam E (landowner)

2. Name of taxpayer seeking tax abatement.

Daiei, Inc.

3. Has above-named taxpayer previously received tax abatement from the City of Columbus (either at this location or elsewhere)?

No

a. If yes, list date(s)

b. If company has received tax abatement since July 1, 1991, have CF-1 reports been filed annually?

c. According to current CF-1 report(s), is your company in full compliance with your existing abatement(s)?

If your answer to the above question is "no", please contact the Department of Community Development at (812) 376-2520 to schedule an appointment with the Columbus Common Council Incentive Review Committee.

4. a. Legal description of titled property (attach if necessary)

Lot 9- Final Plat Lots 5-10, Block A & Lots 11-12, Block D, Commerce Park (I-2)

b. Is real property (or location where the new manufacturing equipment or new research and development equipment will be installed) in an economic revitalization area? YES [] or NO []

5. Commonly known address of property.

810 Depot Street, Columbus, IN 47201

6. Are all taxes current and paid with regard to said titled property?

Yes

7. Attach completed Statement of Benefits (SB-1 RP and/or PP) form(s). (Exhibit A)

See attached

8. Attach executed Agreement of Cooperation that applicant will participate and cooperate with the City of Columbus and/or its designated agencies and the Common Council of the City of Columbus, Indiana, for purposes of an annual review, required by State Statute. (Exhibit B)

See attached

9. If business organization is publicly held, give name of corporate parent and name under which the corporation is filed with the Securities Exchange Commission.

Not applicable

10. What is the current assessed valuation of the real property (before rehabilitation, redevelopment, economic revitalization, or improvement); and/or the current assessed valuation of the tangible personal property to be replaced by new manufacturing equipment or research and development equipment?

RP AV: N/A PP AV: \$0

11. List the real and personal property taxes paid at the location during the previous five (5) years, whether paid by current owner or previous owner. (Previous Owner)

<u>Year</u>	<u>Real Property</u>	<u>Personal Property</u>
2010 pay 11		
2011 pay 12		
2012 pay 13		
2013 pay 14		
2014 pay 15		

13. Describe the proposed project (rehabilitation, new construction, or installation of new manufacturing equipment or research and development equipment). Include information about physical improvements to be made or the new manufacturing equipment to be installed, an estimate of the cost of the project, the amount of land to be used, the proposed use of the improvements, and a general statement as to the value of the project to the business. (Attach if necessary)

Daiei, Inc., is a wholly-owned subsidiary of Daiei Giken Kogyo Co., Ltd., located in Japan. The company is a Tier 1 supplier to Toyota Industries in both Japan and the U.S., and the company seeks to establish its first U.S. base of operations in Columbus, Indiana. The company plans to invest [REDACTED] in new manufacturing equipment to be installed in leased property at 810 Depot Street, with an additional [REDACTED] in building improvements. The company will also establish its U.S. headquarters at nearby 3620 Commerce Drive, with additional improvements to be made. With this investment in equipment and necessary building improvements, Daiei, Inc. plans to hire five persons initially and up to five more by the end of 2017, for a total of 10 employees earning on average [REDACTED]. The company is seeking a 10-year personal property tax abatement on its equipment investment and is not pursuing an abatement on its real estate improvements.

14. Estimate of the number of full and part-time permanent jobs at the location and the impact on those (current) jobs to be caused by the project.

Daiei, Inc. estimates that 10 full time positions will be hired by the end of 2017.

15. Number of current full and part-time permanent jobs at the location and the impact on those (current) jobs to be caused by the project.

With this being a new investment in Columbus, there are currently no employees at Daiei, Inc.

16. Projected annual salaries for positions to be created. If more than one salary classification, please list the job titles and hourly wage for each. Use attachment if necessary.

See attached

17. What is your company's starting hourly wage? [REDACTED]
Does your company provide medical insurance? YES [x] or NO []
What is dollar value (per hour) of benefit package? [REDACTED]

18. Has building permit been issued for construction of the real property for the improvement proposed?

Yes, a building permit was filed on 10/6/2015 for improvements to be made to the facility.

19. Has new manufacturing equipment or research and development equipment been purchased, leased, or installed?

Equipment has been ordered in anticipation of receiving tax abatement approval. With approval, equipment will be installed as soon as November 2015. To date, no equipment has been installed.

20. List model numbers or attach purchase orders of the new manufacturing equipment or research and development equipment to be purchased (if available).

Due to confidentiality concerns, DAIEI wishes to not list specific model numbers, etc. The majority of equipment investment will be devoted to presses and welding equipment.

21. Name, address and telephone number of person to contact regarding notice of Council meetings and meetings concerning the petition.

Name: James Anderson Kaparakis, Production Department Director

Address: 3620 Commerce Drive Columbus, IN 47201

Phone: (812) 603-5160

Fax: _____

E-mail: james@daieigiken.co.jp

I affirm under the penalties of perjury that the above and foregoing information is true and correct.

(Signed) _____

(Printed) James Anderson Kaparakis

(Title) Production Department Director

Date 10/18/2015



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R3 / 12-13)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

INSTRUCTIONS

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1 TAXPAYER INFORMATION								
Name of taxpayer Daiei, Inc.			Name of contact person James Anderson Kaparakis, Production Department Director					
Address of taxpayer (number and street, city, state, and ZIP code) 3620 Commerce Drive, Columbus, IN 47201			Telephone number (812) 603-5160					
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT								
Name of designating body City of Columbus Council			Resolution number (s)					
Location of property 810 Depot Street, Columbus, IN 47201			County Bartholomew		DLGF taxing district number 005			
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) Daiei, Inc. is a wholly-owned subsidiary of Daiei Giken Kogyo Co. Ltd., located in Japan. The company seeks to establish its first U.S. base of operations in Columbus, IN. The company plans to invest \$3,000,000 in new manufacturing equipment to be installed in leased property at 810 Depot Street, with an additional \$300,000 in building in improvements. Daiei, Inc. plans to hire five persons initially and up to five more by the end of 2017, for a total of 10 employees earning on average \$21.63/hours.			ESTIMATED					
			START DATE			COMPLETION DATE		
			Manufacturing Equipment		11/01/2015	12/31/2015		
			R & D Equipment					
			Logist Dist Equipment					
IT Equipment								
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT								
Current number	Salaries	Number retained	Salaries	Number additional	Salaries			
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT								
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values								
Plus estimated values of proposed project								
Less values of any property being replaced								
Net estimated values upon completion of project								
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
Estimated solid waste converted (pounds) N/A			Estimated hazardous waste converted (pounds) N/A					
Other benefits:								
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of authorized representative			Date signed (month, day, year) 10/16/2015					
Printed name of authorized representative James Anderson Kaparakis			Title Production Department Director					

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
- | | | |
|--|------------------------------|-----------------------------|
| 1. Installation of new manufacturing equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Installation of new logistical distribution equipment. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. Installation of new information technology equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
- C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____.
- D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____.
- E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____.
- F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____.
- G. Other limitations or conditions (specify) _____
- H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:
- | | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|---------------|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input type="checkbox"/> Year 5 | (see below *) |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10 | |
- I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved by: (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by: (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
 - (2) The number of new full-time equivalent jobs created.
 - (3) The average wage of the new employees compared to the state minimum wage.
 - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

Daiei, Inc. Project Site
810 Depot Street, Columbus, Indiana



RESOLUTION NO. _____, 2015

**A RESOLUTION DECLARING A CERTAIN AREA WITHIN THE CITY OF
COLUMBUS AN ECONOMIC REVITALIZATION AREA AND QUALIFYING
CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX
ABATEMENT, AND SETTING THE TIME AND PLACE FOR A PUBLIC
HEARING THEREON**

DAIEI, INC

810 DEPOT STREET, COLUMBUS, INDIANA

Lot 9- Final Plat Lots 5-10, Block A & Lots 11-12, Block D, Commerce Park (I/2)

WHEREAS, the city of Columbus, Indiana recognizes the need to stimulate growth and maintain a sound economy within its corporate limits; and

WHEREAS, the Columbus Common Council further recognizes that is in the best interest of the city of Columbus to provide incentives to stimulate investment within the community; and

WHEREAS, Indiana code at 6-1.1-12.1 et seq. provides for a program of the real property tax abatement within "economic revitalization areas" and provides the adoption of such a program; and

WHEREAS, the Columbus Common Council desires to establish such an "economic revitalization area" within the city of Columbus; and

WHEREAS, a certain area legally described and shown on Exhibit "A," which is attached hereto, in the city has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property; and

WHEREAS, Daiei, Inc. will acquire vacant, undeveloped real estate shown on Exhibit "A" and intend to redevelop the said real estate as the term is contemplated by I.C. 6-1.1-12.1-1(5) and requests said designation; and

WHEREAS, the said site is zoned as Industrial: General (I2) according to an official zoning map of the city of Columbus, State of Indiana which permits the development of the proposed facilities by right; and

WHEREAS, in accordance with Indiana Code at 6-1.1-12.1-3 (e) (11) (A), the proposed facility would create five jobs initially and up to five more by the end of 2017 and new manufacturing equipment to be installed with an additional \$300,000 in building improvements. The proposed redevelopment would have an approximate total budget of \$3 million.

NOW, THEREFORE BE IT RESOLVED BY THE COLUMBUS COMMON COUNCIL THAT:

Section 1. The area legally described and shown on the attached Exhibit "A" is found to be an area within its jurisdiction and meets the statutory criteria of an economic revitalization area as set forth under Indiana Code 6-1.1-12.1 et seq.

Section 2. The Columbus Common Council hereby determines that it is in the best interests of the city to allow deductions under I.C. 6-1.1-12.1 et seq. within the said revitalization area.

Section 3. The Columbus Common Council hereby determines that the area legally described and shown on the attached Exhibit "A" is hereby declared an economic revitalization area as that phrase is used and intended under the provisions of Indiana code 6-1.1-12.1 et seq.

Section 4. The Columbus Common Council hereby further declares that any and all improvements placed on the real estate described in Exhibit "A" attached hereto, after the date of the adoption of this resolution by the Columbus Common Council shall, along with the said real estate, be eligible for property tax abatement pursuant to the provisions of 6-1.1-12.1 et seq.

Section 5. This resolution shall be effective immediately upon its passage, subject to the notice and hearing provisions of I.C. 6-1.1-12.1-2.5 and 5-3-1. The hearing contemplated by said statute shall be held at the time and place of the next regularly scheduled meeting for the Columbus Common Council, or at a reasonable time thereafter. At such meeting, the Columbus Common Council shall take final action determining whether the qualifications for the economic revitalization area (as to the real estate) have been met, and shall confirm, modify and confirm, or rescind the resolution. Such determination and final action by the Council shall be binding upon all affected parties, subject to the appeal procedures contemplated by I.C.6-1.1-12.1-1 et seq.

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on this the ____ day of _____, 2015, by a vote of ____ ayes and ____ nays.

Kristen S. Brown, Mayor
Presiding Officer of the Common Council

Resolution No. __, 2015
Page Three

ATTEST:

Luann Welmer
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this ____ day
of ____, 2015 at ____ o'clock ____ .M.

Luann Welmer
Clerk-Treasurer

Approved and signed by me this ____ day of ____, 2015, at
____ o'clock ____ .M.

Kristen S. Brown
Mayor of the City of Columbus, Indiana

Exhibit A

Legal Description of Daiei, Inc.

Lot 9- Final Plat Lots 5-10, Block A & Lots 11-12, Block D, Commerce Park (I/2)

